

Legal Description

A portion of the Southeast quarter of Section Twenty-seven (27), Township Two (2) North, Range Three (3) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the South quarter corner of said Section 27; Thence North $00^{\circ}20'31''$ East along the mid-section line of said Section 27, a distance of 52.00 feet; Thence North $89^{\circ}59'17''$ East, a distance of 30.00 feet to a point on the East right-of-way line of 20th Street; Thence North $00^{\circ}20'31''$ East along said East right-of-way line a distance of 1036.44 feet; Thence North $89^{\circ}57'49''$ East, a distance of 270.37 feet to a point on the Southwesterly right-of-way line of the Grand Canal; Thence South $45^{\circ}17'42''$ East along said right-of-way line a distance of 289.88 feet to the TRUE POINT OF BEGINNING; Thence continue South $45^{\circ}17'42''$ East, a distance of 860.00 feet; Thence South $57^{\circ}39'40''$ West, a distance of 137.94 feet to a point on the Northeastly right-of-way line of 21st Place, said point being on a circular curve, concave Southwesterly, whose radius point bears South $57^{\circ}39'40''$ West, a distance of 310.00 feet; Thence Northwesterly along said curve through a central angle of $14^{\circ}28'13''$, a distance of 78.29 feet; Thence North $46^{\circ}48'33''$ West along said right-of-way line a distance of 751.66 feet; Thence North $44^{\circ}42'18''$ East, a distance of 146.41 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion of the Southeast quarter of said Section 27, described as follows:

COMMENCING at the South quarter corner of said Section 27; Thence North $89^{\circ}59'17''$ East along the south line of said Southeast quarter of Section 27, a distance of 1067.54 feet; Thence North $00^{\circ}00'43''$ West 40.00 feet to a point on the North right-of-way line of Thomas Road and to a point marking the beginning of a curve to the Northwest, to the central point of which bears North $00^{\circ}00'43''$ West 12.00 feet distant therefrom; Thence along the arc of said curve through a central angle of $87^{\circ}51'51''$ an arc distance of 18.40 feet to a point marking the beginning of a reverse curve, the central point of which bears South $87^{\circ}51'08''$ West 310.00 feet distant therefrom; Thence along the arc of said curve through a central angle of $30^{\circ}11'28''$ an arc distance of 163.35 feet; Thence North $57^{\circ}39'40''$ East 17.40 feet to the POINT OF BEGINNING of the parcel of land herein described and the most Southerly corner thereof; Thence North $57^{\circ}39'40''$ East 120.44 feet; Thence North $45^{\circ}17'42''$ West along the Southerly right-of-way line of the Grand Canal 24.50 feet; Thence South $45^{\circ}55'40''$ West along the most Northerly edge of an existing wall and along a line hereinafter referred to as Line "A", a distance of 117.40 feet to the POINT OF BEGINNING.

Note

The two parking lot encroachments shown hereon were resolved by lease agreement No. 12361-0-402-21 dated June 1, 1993 with Salt River Project for the exclusive and limited use for farming, landscaping, refuse removal and ingress and egress.

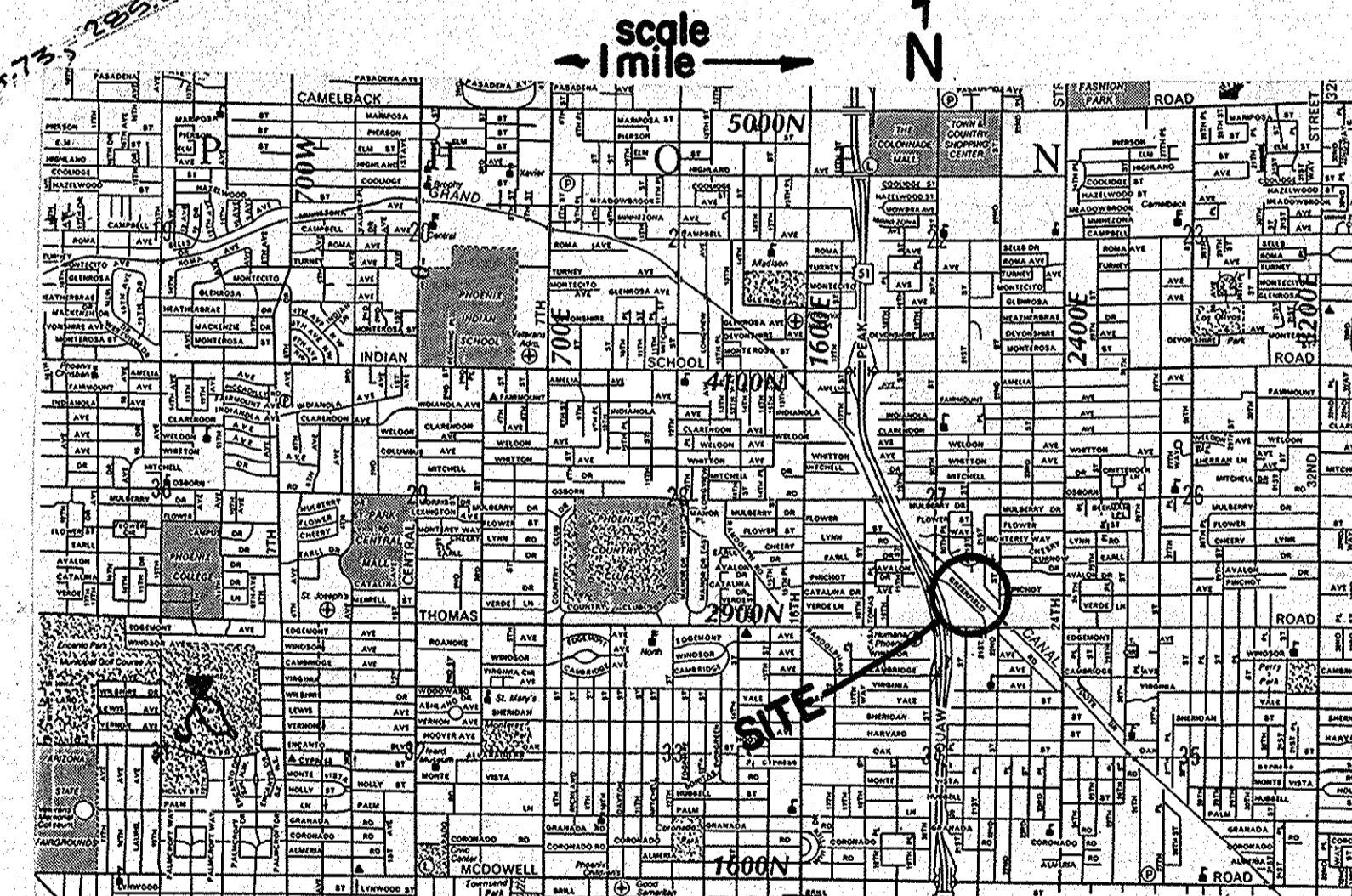
RESULTS of SURVEY

Maricopa County, Arizona

Legend

- 3 story stair well
- sidewalk
- masonry wall
- 0.5' wide 0.5' high curb
- 2.0' wide 0.5' high vertical curb
- 2.0' x 2.0' pillar
- edge of overhead 2nd and 3rd story walkways (single story cover at street entrances and parking lot)
- telephone or cable T.V. junction box
- fire hydrant
- gas valve
- 2' x 3' commercial water meter
- power pole
- gas meter
- 6' chain link fence
- 5' wrought iron fence
- found C.O.P. brass cap flush with surface
- found 1/2" I.D. iron pipe
- set 1/2" rebar with plastic cap
- (R) record information, Plot filed DKT. 5037, PS 240-MCS
- nothing found or set

Vicinity Map



Bldg. Setback Requirements

On Dec. 18, 1992 the City of Phoenix conveyed the following: FRONT, 20'; BACK, 15'; SIDES, 10' and 5' although it is this surveyor's opinion that 27 years ago when this site was constructed that either 1) the setback requirement were different or 2) a variance was granted.

Flood Plain Info.

The parcel shown hereon is not in a special hazard area. Parcel is located in ZONE B, PANEL 21-35, COMM. NUMBER 040051, FIRM dated 4-15-88.

Certificate

I hereby certify to Fidelity National Title Company and The Resolution Trust Corporation and Ernest Shannon Et Al; that this map and the survey on which it was based were made in accordance with "minimum standard detail requirements for ALTA/ASCM land title surveys", jointly established and adopted by ALTA and ASCM in 1992 and meets the accuracy requirements of an urban class survey as defined therein.

67813-1

Ronnie L. Fannin, L.S. 14177

Scale 1" = 30'



Mar 23, 2004 Change certificate
DATE 10/10/04 UP-DATE ALTA
NO. REVISION

AFFILIATED SURVEYORS
INTERNATIONAL 243-3141

5002 South Tenth Street
Phoenix, Arizona 85040

CLIENT:
Strategic Real Estate
International, Inc.
1650 W. Sahuaro Drive
Suite 123
Phoenix, Arizona 85029
(602) 371-1305

SCALE: 1" = 30'
DESIGNED:
DRAWN: RLF
CHECKED: [Signature]
DATE: Dec 16, 1992
JOB NO.: N3921210-100
SHEET
OF
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